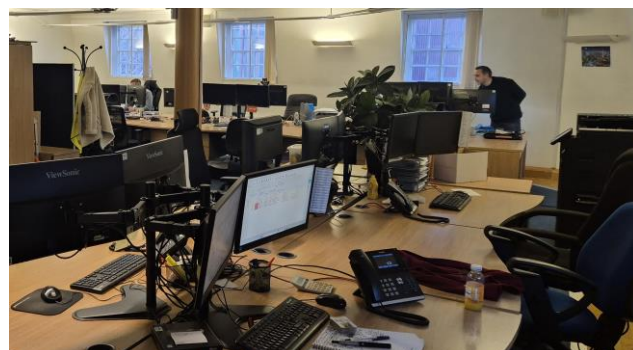
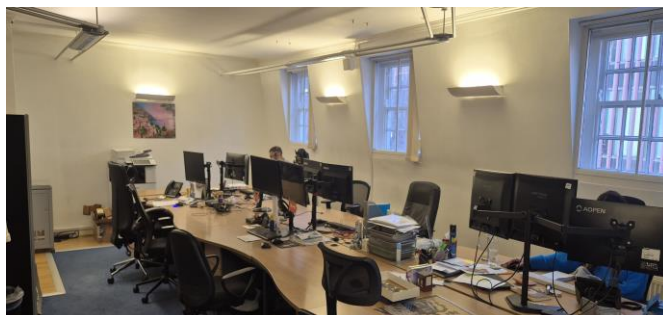


**Top Floor Fitted Office**  
**1,454 sq ft (135m2) Approx**  
**130 Tooley Street**  
**(150m walk new entrance London Bridge**  
**Station)**  
**London SE1 2TU**  
**FOR SALE**



### **Location**

The space is located metres from the new entrance to London Bridge station offering access to the Jubilee and Northern underground line plus full access to the National Rail Network. Surrounding facilities include renowned retailers, convenience stores plus numerous restaurants and cafes.

### **Accommodation**

The self-contained top floor (4<sup>th</sup>) accommodation is accessed by an 8 person lift and provides open plan and divisible meeting room/private offices, approached via a reception area.

It is currently set out with 23 desks but can be varied to suit requirements.

**Area 1,454 sq feet approx**

### **Amenities**

- Air conditioning
- 8 Person lift
- Natural light on 3 sides
- Separate kitchen
- Full connectivity
- Secondary glazing
- 2 divisible office/meeting rooms

### **Terms**

**Offers are invited for the Long Leasehold Interest – Further details from the agents.**

### **Rates**

Rateable Value from 1 April 2026 £54,000

Rates payable circa £18.19/sq ft

### **Service Charge**

Circa £11/sq ft

### **Legal Costs**

Each Party to bear their own costs

### **VAT**

Payable where applicable

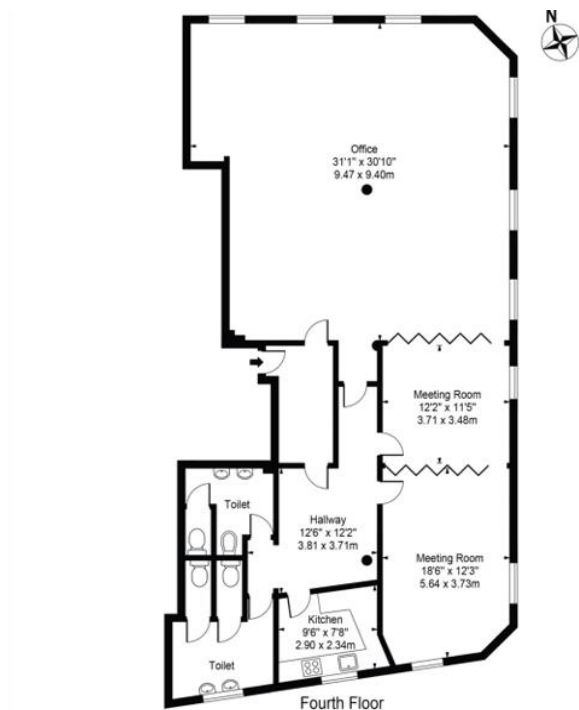
### **Possession**

upon completion of legal formalities



**MARTIN BURKE  
& ASSOCIATES**  
CHARTERED SURVEYORS

The Property Hub 2nd Floor  
7-8 Market Place London W1W 8AG  
E: [mb@martinburkeassociates.com](mailto:mb@martinburkeassociates.com)  
W: [www.martinburkeassociates.com](http://www.martinburkeassociates.com)  
T: 020 7734 1910



**Approximate Net Internal Floor Area 1,454 sq ft – (135m<sup>2</sup>)**  
(plan for indicative purposes only)

Viewing Strictly by appointment Martin Burke  
[mb@martinburkeassociates.com](mailto:mb@martinburkeassociates.com)  
07774632405